



# **AGENDA**

## **DESIGN REVIEW BOARD**

**Friday, January 11, 2008, 11:00 a.m.**  
**Administrative Conference Room**  
**College Station City Hall**  
**1101 Texas Avenue**  
**College Station, Texas**

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1. Call to Order
  2. Consideration, discussion and possible action on Absence Requests.
    - Ward Wells – December 14, 2007 meeting
  3. Consideration, discussion and possible action to approve meeting Minutes.
    - December 14, 2007
  4. Presentation, possible action and discussion for a variance to Non-Residential Architectural building material requirements for McDonald's Restaurant located at 1101 William D Fitch Parkway. Item # 07-00500324 (MR)
  5. Presentation, possible action and discussion regarding sign details for Carino's Italian Grill located at 620 Harvey Road in the Wolf Pen Creek Zoning District. Case #07-00500321 (JS)
  6. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
  7. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

**Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, January 11, 2008 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda**

Posted this the \_\_\_\_ day of \_\_\_\_\_, 2007 at \_\_\_\_ p.m.

**CITY OF COLLEGE STATION, TEXAS**

By \_\_\_\_\_  
**Connie Hooks, City Secretary**

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on \_\_\_\_\_, 2007 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov).



**Minutes**  
Design Review Board  
Friday, December 14, 2007  
Administrative Conference Room  
1101 Texas Avenue  
11:00 AM

**Board Members Present:** Chairman John Nichols, Hunter Goodwin, Nancy Sawtelle, and Alan King

**Board Members Absent:** Ward Wells

**Staff Present:** Staff Planners Jason Schubert and Matthew Robinson, Senior Planner Lindsay Boyer, Planning Administrator Molly Hitchcock, Community Relations Manager Peggy Calliham, Neighborhood and Community Relations Coordinator Barbara Moore, and Staff Assistant Nicole Padilla

**Others Present:** Alex Fazzino, Joe Schultz, Clare Beltrand, Dan Beltrand, Henry Wittner, David Wood, and Jimmy Easterly

**AGENDA ITEM NO. 1: Call to order.**

Chairman John Nichols called the meeting to order at 11:05 a.m.

**AGENDA ITEM NO. 2: Possible action and discussion to approve meeting minutes for November 15, 2007.**

Nancy Sawtelle motioned to approve the meeting minutes. The motion was seconded by Alan King and passed (4-0).

**AGENDA ITEM NO. 3: Presentation, possible action, and discussion on a Concept Plan for Summit Crossing Subdivision, consisting of 105.84 acres, located at 4001 Harvey Road, west of FM 158 and east of the Crescent Pointe Subdivision. Case #07-00500300 (LB)**

Lindsay Boyer, Senior Planner, presented the item stating the applicant has requested an amendment to Phases 1 and 2 of a Concept Plan for a 106-acre residential subdivision zoned PDD Planned Development District to illustrate townhome use only instead of a mix of duplexes and townhomes. She answered questions in general from the Board Members.

Joe Schultz from Civil Development Group answered questions in general from the board members.

Alan King motioned to approve the amended Concept Plan showing townhome use only instead of a mix of duplexes and townhomes in Phases 1 and 2. Nancy Sawtelle seconded the motion; motion passed (4-0).

**AGENDA ITEM NO. 4: Presentation, possible action, and discussion on a variance to Non-Residential Architectural building material requirements for McDonald's Restaurant located at 111 George Bush Drive. Case #07-00500295 (MR)**

Matthew Robinson, Staff Planner, presented the item stating the applicant has proposed the use of a molded plastic or fiberglass canopy to cover a Redbox DVD rental vending machine to be used at a restaurant located at 111 George Bush Drive.

Alex Fazzino with Castles Design Group gave a brief synopsis of the Redbox DVD kiosks, its production in the general area, and the criteria for a non-approved accent color.

Alan King motioned to approve the use of the molded plastic or fiberglass material for the canopy of a Redbox DVD rental vending machine kiosk to be used at a restaurant located at 111 George Bush Drive. Hunter Goodwin seconded; motion passed (4-0).

**AGENDA ITEM NO. 5: Presentation, possible action, and discussion on a variance to Non-Residential Architectural building material requirements for McDonald's Restaurant located at 2420 Texas Avenue. Case #07-00500296 (MR)**

Alan King motioned to approve the use of the molded plastic or fiberglass material for the canopy of a Redbox DVD rental vending machine kiosk to be used at a restaurant located at 2420 Texas Avenue.

**AGENDA ITEM NO. 6: Presentation, possible action, and discussion on a revised Gateway Grant Funding application for Amberlake Homeowner's Association along Woodcreek Drive. Case #07-00500303 (JS)**

Jason Schubert, Staff Planner, presented the item stating the applicant is proposing upgrades to the waterfall in the south common area and providing new landscape in front of it. Jason stated that the item was a revision to the Amberlake HOA Gateway Grant application considered at the October 12, 2007 DRB meeting and that the proposal replaced the erosion control portion of their application.

Hunter Goodwin expressed his concern of the upgrade of the six pumps that are already in existence. He described that some labor will be required in the replacement of the pumps and that he has reservations that such pump upgrade falls under the Gateway Grant Policies that the Design Review Board is to follow. He further stated that upon his research into the definition of materials as stated in the Gateway Grant Policies and has found that equipment is another word for material. Alan King stated that since a waterfall can not function without pumps that these pumps play an integral part of the feature. Hunter Goodwin concurred.

Dan Beltrand, Applicant, answered several questions in general from the Board Members regarding the pumps.

Hunter Goodwin and Alan King expressed concern over the ongoing expense created by the waterfalls and if this item is an issue of maintenance since the pumps do not last very long. Hunter Goodwin, however, further explained that since the motivation has been to improve the waterfall, it therefore improves the aesthetics of the gateway.

Alan King motioned to approve the upgrades to the waterfall in the south common area and renovations to the landscaping in front of the waterfall. Hunter Goodwin seconded the motion; motion passed (4-0).

**AGENDA ITEM NO. 7: Presentation, possible action, and discussion on a Gateway Grant Funding application for Raintree Neighborhood Association along Raintree Drive. Case #07-00500307 (JS)**

Jason Schubert, Staff Planner, presented the item explaining the applicant is proposing a subdivision sign at the entrance to the neighborhood along the southside of Raintree Drive. He answered questions in general from the Board Members.

Henry Wittner, President of the Raintree Neighborhood Association and David Wood of the City of College Station Parks Department answered questions in general from the Board Members.

Chairman Nichols expressed his praise to see that the Raintree Subdivision is getting a design feature constructed.

Nancy Sawtelle motioned to approve the material and design of the Raintree Subdivision sign at the entrance of the neighborhood. Alan King seconded the motion; motion passed (4-0).

**AGENDA ITEM NO. 8: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

No items were discussed.

**AGENDA ITEM NO. 9:     Adjourn**

Hunter Goodwin motioned for adjournment. Alan King seconded the motion; which passed (4-0).

Meeting adjourned at 11:50 a.m.

**APPROVED:**

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**John Nichols, Chairman**

**ATTEST:**

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**Nicole Padilla, Staff Assistant**

**DESIGN REVIEW BOARD  
STAFF REPORT**

Project Manager: Matt Robinson, Staff Planner  
Email: mrobinson@cstx.gov

Report Date: December 14, 2007  
Meeting Date: January 11, 2008

**For  
MCDONALDS - 1101 WILLIAM D FITCH PKWY (A (07-00500324))**

**Item:** Presentation, possible action and discussion for a waiver to Non-Residential Architectural building material requirements for McDonald's restaurant located at 1101 William D Fitch Parkway

**Zoning District:** C-1 General Commercial and OV Corridor Overlay

**Location:** 1101 William D Fitch Parkway

**Applicant:** Alex Fazzino, Castles Design Group

**Item Summary:** McDonald's restaurant is proposing to construct a new Redbox DVD rental vending machine under the canopy of the restaurant located at 1101 William D Fitch Parkway and Highway 6 South. As part of the Non-Residential Architectural Standards, the applicant must use an approved material or abide by limitations of certain materials. In this case, the applicant is proposing a molded plastic canopy to cover the vending machine. As such, the applicant is requesting a waiver to implement a building material scheme for an accessory building that is not one of the approved building materials.

Section 7.9 of the Unified Development Ordinance requires that "all buildings determined to be a single building plot by the Administrator shall have materials and colors that are similar and complement each other architecturally". Substitutions of the building materials may be permitted by the Design Review Board provided that the building material is not listed as an allowed or prohibited material as per section 7.9.G.1 of the Unified Development Ordinance.

As part of the Corridor Overlay (OV) District, which was established to enhance the image of gateways and key entry points, all building colors "shall be neutral and harmonious with the existing man-made or natural environment," and that "all colors shall be approved by the Administrator". The building colors have been approved by the Administrator as they are harmonious with the existing man-made environment, which was in place before the implementation of the overlay district.

The canopy frame measures 7'7" long by approximately 8' wide and is 1'-5 ½" tall. The DVD rental machine measures 8'-9 ¾" tall with the canopy attached.

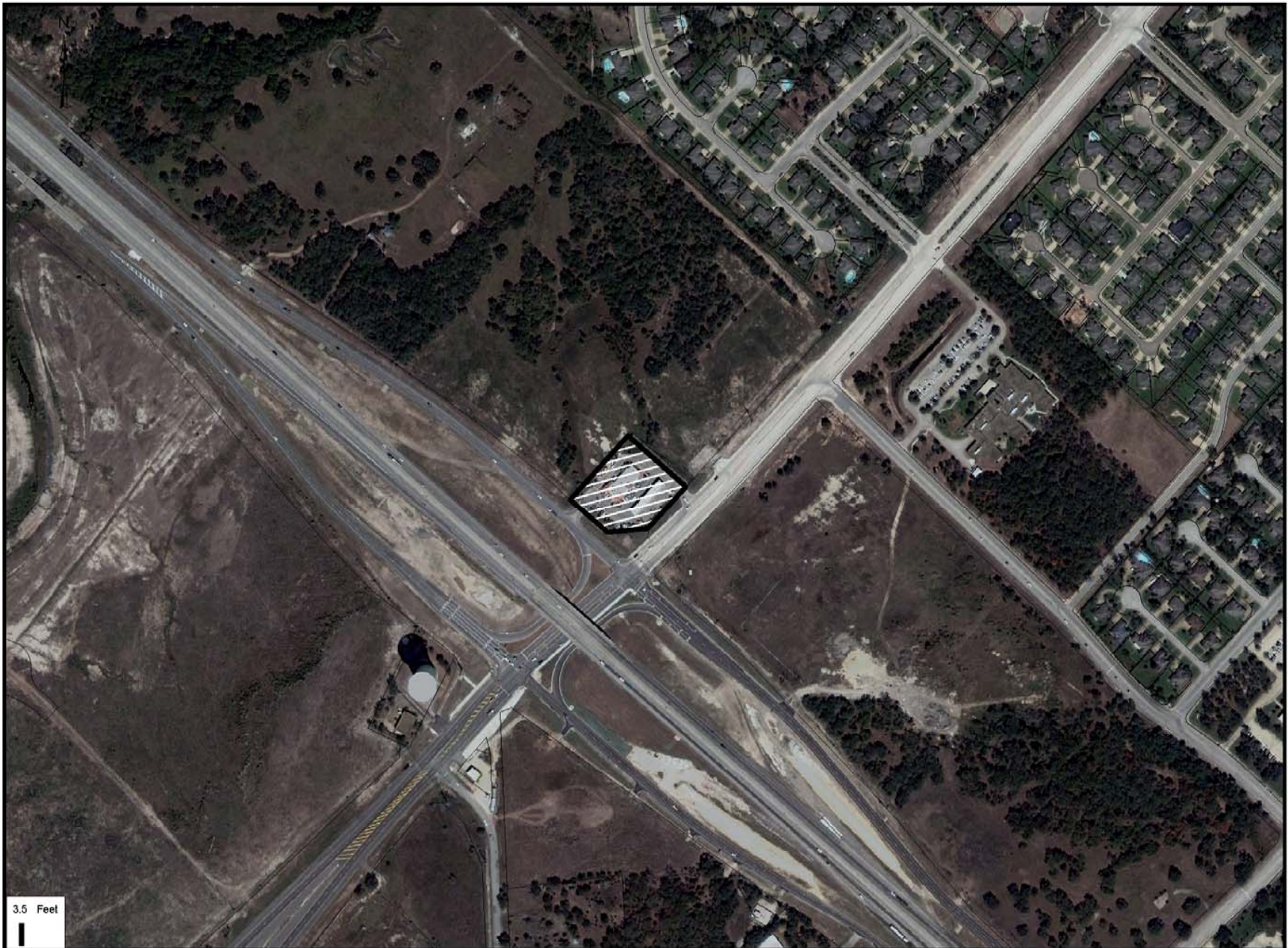
The applicant has stated in the application that it is not possible to manufacture a non-prototypical unit.

**Supporting Materials:**

1. Small Area Map (SAM) and Aerial Map
2. Application
3. Canopy details (provided at meeting)
4. Material Sample (provided at meeting)







 DEVELOPMENT REVIEW	MCDONALD'S	Case: 07-324	DRB <input type="checkbox"/>
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(FED EX'd)

FOR OFFICE USE ONLY  
CASE NO.: 07-324  
DATE SUBMITTED: 12/06/07  
AC

DESIGN REVIEW BOARD  
APPEALS & WAIVERS APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- AC ✓ \$150 Application Fee  
✓ Application completed in full.  
✓ Additional materials may be required of the applicant such as site plans, elevation drawings, sign details and floor plans. The Zoning Official shall inform the applicant of any extra materials required.

Date of Preapplication Conference: \_\_\_\_\_

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name ALEX FAZZINO (CASTLES DESIGN GROUP)  
Street Address 3801 KIRBY #600 City HOUSTON  
State TX Zip Code 77098 E-Mail Address \_\_\_\_\_  
Phone Number 713 664 7974 Fax Number 713 664 9736

PROPERTY OWNER'S INFORMATION:

Name MCDONALD'S CORPORATION  
Street Address 3707 FM 1960 W #300 City HOUSTON  
State TX Zip Code 77068 E-Mail Address \_\_\_\_\_  
Phone Number 281 580 3322 Fax Number \_\_\_\_\_

LOCATION OF PROPERTY:

Address MCDONALD'S - 1101 William D Fitch Parkway  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Description if there is no Lot, Block and Subdivision \_\_\_\_\_

CURRENT ZONING OF SUBJECT PROPERTY: NON-RESIDENTIAL

APPEAL/WAIVER REQUESTED: (Circle One)

NRA Requirements

Northgate Requirements

Buffer Requirements

Driveways

WPC Parking

Site Plan Review Criteria

Krenak Tap Corridor Overlay District

Other: USE OF NON-APPROVED MATERIAL (MOLDED PLASTIC

Explanation of appeal/waiver request: USE OF THE ABOVE OR FIBERGLAS  
FOR VENDING KIOSK CANOPY

Applicable Ordinance Section: \_\_\_\_\_

(FED EX'd)

GENERAL APPEALS/WAIVER REQUEST

The following specific variation from the ordinance is requested:

REQUEST USE OF MOLOED PLASTIC OR  
FIBERGLAS DVD RENTAL KIOSK CANOPY  
COVER AT BUILDING EXTERIOR

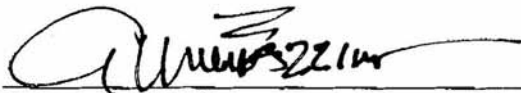
The unnecessary hardship (s) involved by meeting the provisions of the ordinance other than financial hardship is/are:

TO MANUFACTURE A NON-PROTOTYPICAL  
UNIT CAN NOT BE ACHIEVED.

The following alternatives to the requested variance are possible:

N/A

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct and complete.



Signature and Title

ARCHITECT

5 DEC 07

Date

**DESIGN REVIEW BOARD  
WOLF PEN CREEK DESIGN DISTRICT  
STAFF REPORT**

Project Manager: Jason Schubert, Staff Planner  
E-mail: jschubert@cstx.gov

Report Date: January 2, 2008  
Meeting Date: January 11, 2008

**For  
CARINO'S ITALIAN GRILL (DRB) (07-00500321)**

**Item:** Presentation, possible action and discussion regarding sign details for Carino's Italian Grill located at 620 Harvey Road in the Wolf Pen Creek Zoning District.

**Applicant:** Grant Barnby, Wakefield Signs

**Item Summary:** Signs proposed in the Wolf Pen Creek zoning district must receive DRB approval and a sign permit to be installed. At the August 24<sup>th</sup> Design Review Board meeting, the applicant received approval for their request to replace the signage for the restaurant. After the signs were installed, Staff observed a discrepancy between the proposed and installed signs. This discrepancy involved the main background color, PMS-141, which appeared to be a brighter yellow than the gold-like color provided in the sign details and color sample (see pictures). As provided in the attachment, the applicant states that the discrepancy came because they "submitted digitally printed samples of the colors based on the correct PMS color, which varied from the actual painted colors used on the signage. The actual colors used matched the PMS color numbers as specified, but the printed samples we submitted were inaccurate."

The applicant has brought this item forward to have the sign and colors approved as installed. Yellow and red color combinations in signs have consistently been a concern of the Design Review Board in the past for Wolf Pen Creek sign proposals such as Office Max, Sonic, Rudy's Texas Bar-B-Q, and Cavender's Boot City.

**Issues/Items for Review:**

1. Signage
  - Design
  - Scale and proportion
  - Colors, materials, and lighting
  - Compatible with adjacent signs
  - Corporate signs

**Attachments:**

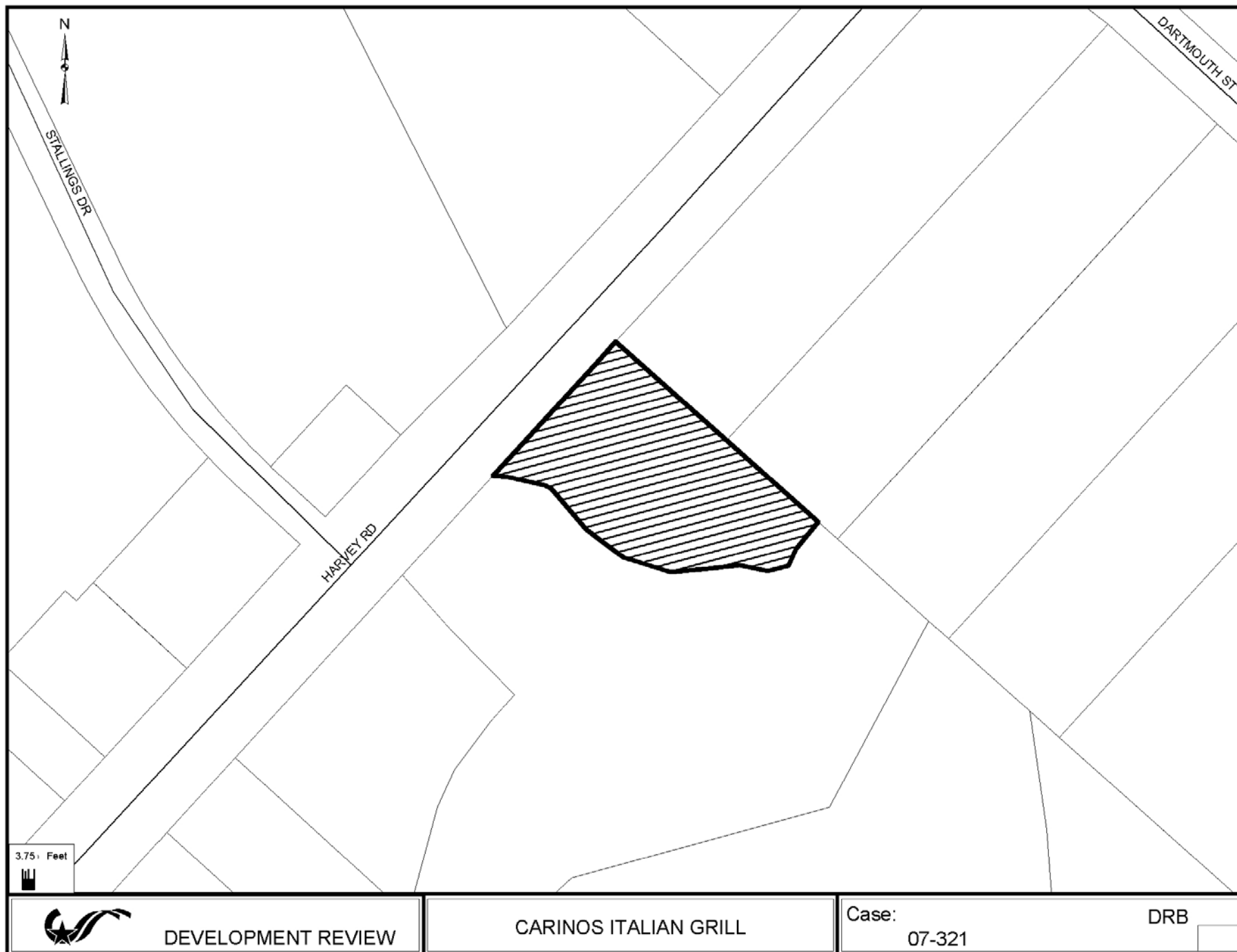
1. Application & Sign Details (provided in packet)
2. Applicant Clarification Letter
3. Small Area Map (SAM) and Aerial Map
4. Pictures
5. Color Samples (provided at the meeting)

To clarify the staff's concerns as stated in the December 17<sup>th</sup> memorandum pertaining to the existing colors of the Carino's signage. . .

The submitted sign details for the new DRB meeting are the same as presented at the August 24<sup>th</sup> DRB meeting. The reason for the resubmission is due to the color samples inaccuracy.

The discrepancy in the coloring came because we submitted digitally printed samples of the colors based on the correct PMS color, which varied from the actual painted colors used on the signage. The actual colors used matched the PMS color numbers as specified, but the printed samples we submitted were inaccurate.

Thus we are now submitting for approval the actual color chips for review.



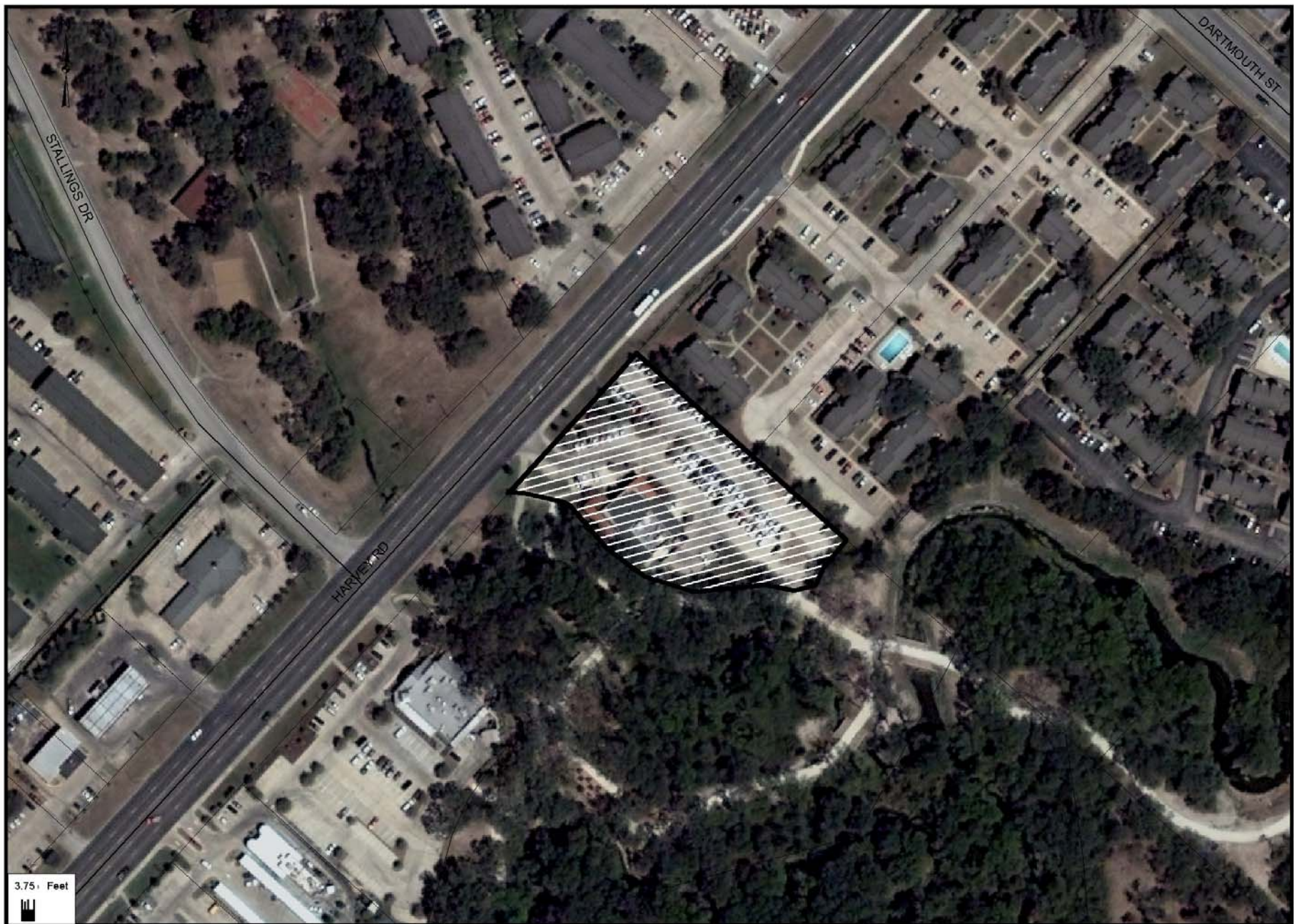
DEVELOPMENT REVIEW

CARINOS ITALIAN GRILL

Case:  
07-321

DRB





DEVELOPMENT REVIEW

CARINOS ITALIAN GRILL

Case: 07-321

DRB



PICTURES OF INSTALLED SIGN  
CARINO'S ITALIAN GRILL (DRB) – (07-00500321)

